

GENERAL INFORMATION

The following information was compiled as a guide for residents who wish to construct a deck. A building permit is required for each deck installation to insure that your deck is structurally sound and safe. The City is currently under the guidelines of the 2015 International Residential Code.

To acquire the permit for your deck, please bring the following information to the Department of Community Development in City Hall, 200 North Second Street, Suite 303, (636) 949-3227:

- Two scaled copies of the deck plan showing the size, spacing, spans and type of lumber being used. The plans should include a floor plan, elevations, stair detail, guard detail and pier detail.
- A copy of your spot survey or draw a site plan showing the location of your home and proposed deck on the lot. Show distances to property lines and keep in mind that structures may not be located over an easement. Note that each zoning district has separate setbacks and distance requirements from property lines and detailed information can be obtained from the Planning Division at (636) 949-3222.
- The two copies of the plans and survey should be brought to the Building Division of the Department of Community Development and a short application will be filled out at the office. The plans are left for plan review, which normally takes about five working days. When the permit is ready, you will be notified and told the amount of the permit fee.

INSPECTIONS

Inspections must be called into the office 24 hours in advance. To schedule your inspection, please call (636) 949-3227 between 8:00 AM and 5:00 PM, Monday through Friday. If it is necessary to cancel or change your inspection, please call as soon as possible. Remember to post your permit so that it is visible from the street.

The first inspection will be performed when the piers have been excavated. The inspector will measure these piers for proper depth, size, soil condition and location on the lot.

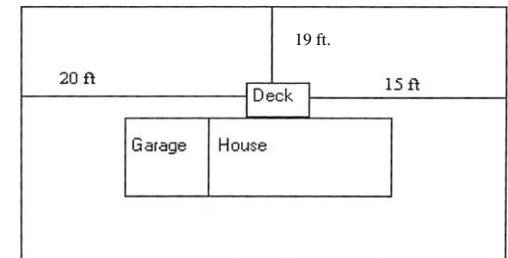
A second inspection will be performed when the deck is complete, at which time you will be issued a Certificate of Occupancy if the deck is properly constructed. Low Decks less than 30 inch require a separate framing inspection of the joists.

CONSTRUCTION REQUIREMENTS

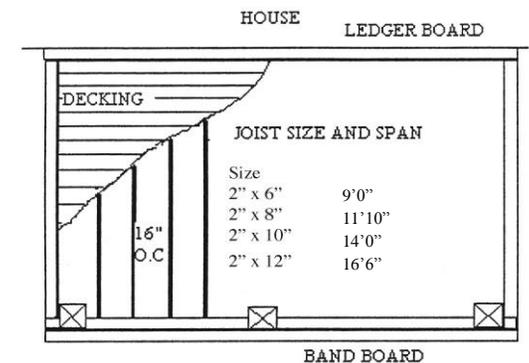
All piers must be a minimum of 12 inches in diameter and belled to 16 inches and extend a minimum of 30 inches below grade. The post must be anchored to piers with a bolt or other approved fasteners.

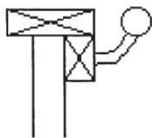
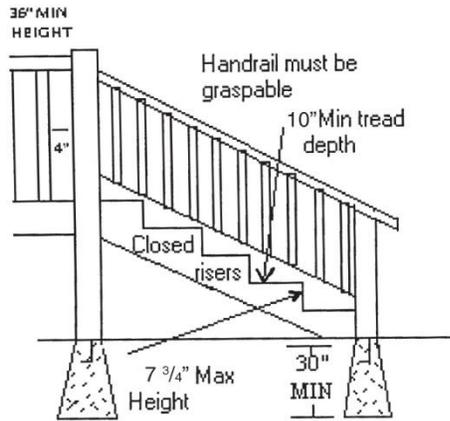
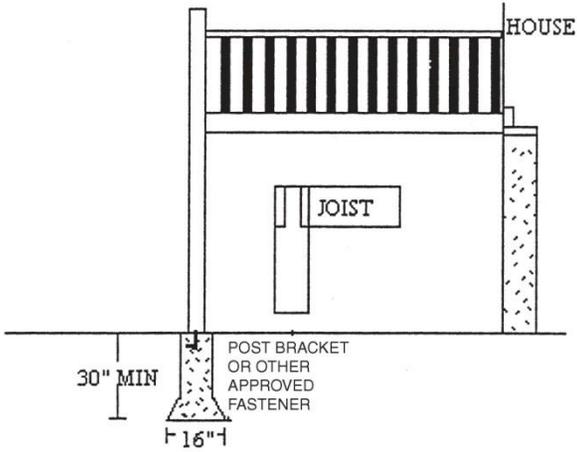
- Wood which is exposed to soil or weather must be termite and decay resistant. Example: redwood, cedar, wolmanized lumber (pressure treated).
- Ledger board is to be attached to an existing structure with 1/2 inch x 4 inch bolts. Bolt spacing varies with the depth of the deck.
- Joist hangers are required at the band board and ledger board connections.

- Guardrails must be a minimum 36 inches in height and are required when the ground to deck surface is more than 30 inches. The space between baluster must not exceed 4 inches.
- The stair riser height is not to exceed 7 ¾ inches. Tread length must be a minimum of 10 inches. The measurements must be uniform for the entire length of the stairs.
- Handrail must be 34 inches to 38 inches high, measured vertically above the nosing of the treads and extend to the nose of the top and bottom tread. They are required to be graspable continuously from nose to nose. Example: 1 1/2 inches x 1 1/2 inches or 2 inches round.
- Stairs must be a minimum of 36 inches in width.



Typical Site Plan





Typical Graspable Handrail

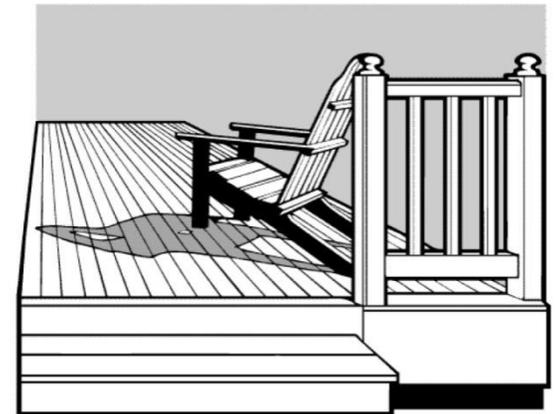


Department of Community
Development
200 N. Second St., Suite 303
St. Charles, Missouri 63303



CITIZEN
INFORMATION
SERIES

Residential Deck Requirements



DEPARTMENT OF
COMMUNITY DEVELOPMENT